



Dorland House, 121-141 Westbourne Terrace, London, W2

To Let
8,204 sq ft

Quality fully fitted workspace on the top floor of Dorland House. Moments from Paddington Station.



Dorland House, 121-141 Westbourne Terrace, London, W2

Summary

- Rent: £59.50 per sq ft
- Business rates: £27.56 per sq ft Until 31.03.26
- Service charge: £8.83 per sq ft
- Lease: Sublease

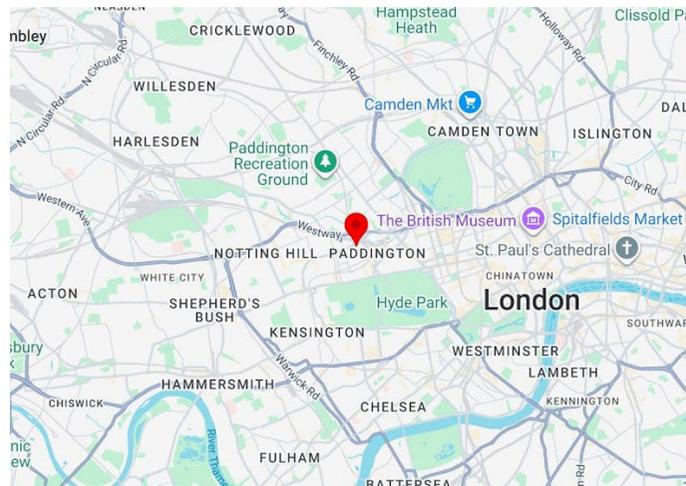
Contact & Viewings



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Description

Dorland House is an attractive Georgian property dating back to 1862. It has a spacious, bright reception area with concierge services and end of trip facilities which includes bike racks and shower facilities which are operated on a first come, first served basis. Additionally, car parking is available (up to 8 spaces for the 5th floor).

Location

The property is perfectly positioned in the heart of Paddington, benefitting from exceptional transport connectivity, with Paddington Station providing direct access to Heathrow Airport via the Elizabeth Line, alongside comprehensive Underground and National Rail services. The property enjoys a prime W2 location that combines the convenience of a major transport hub with the prestige of a sought-after London address. Modern office accommodation is complemented by the area's vibrant mix of amenities, from the nearby Hyde Park and Little Venice to Paddington's expanding retail and dining scene.



With its blend of accessibility, location, and contemporary workspace, Dorland House offers an ideal base for businesses seeking a well-connected Central London presence.

Accommodation

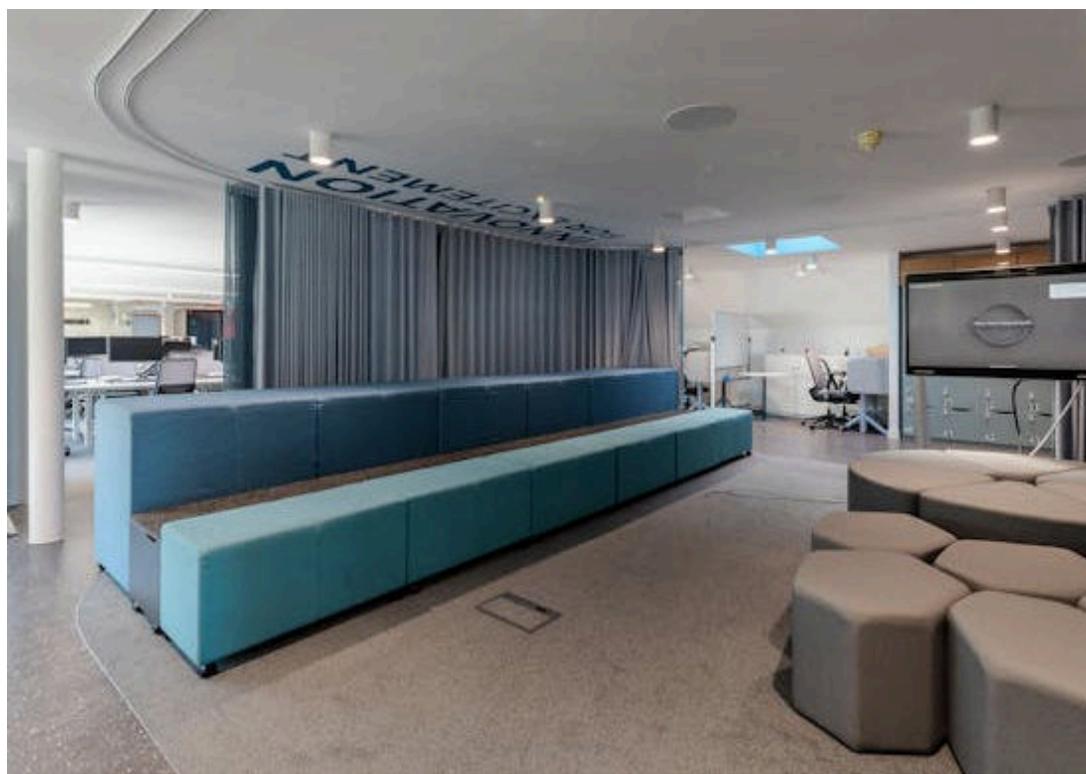
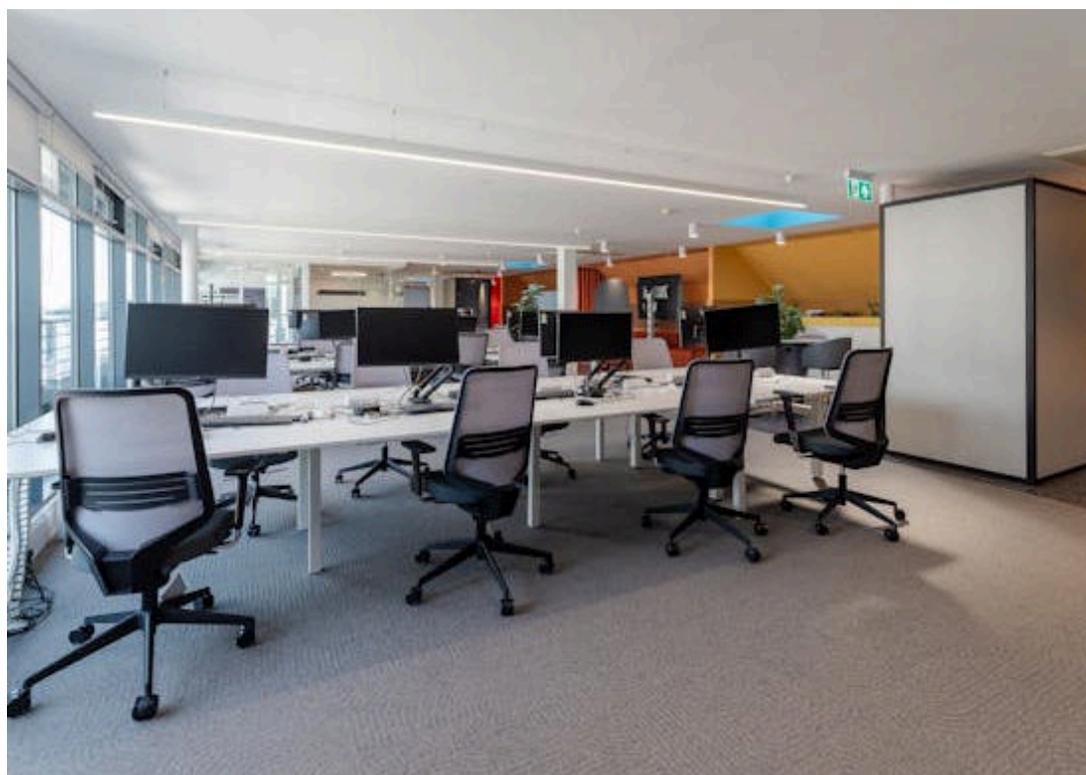
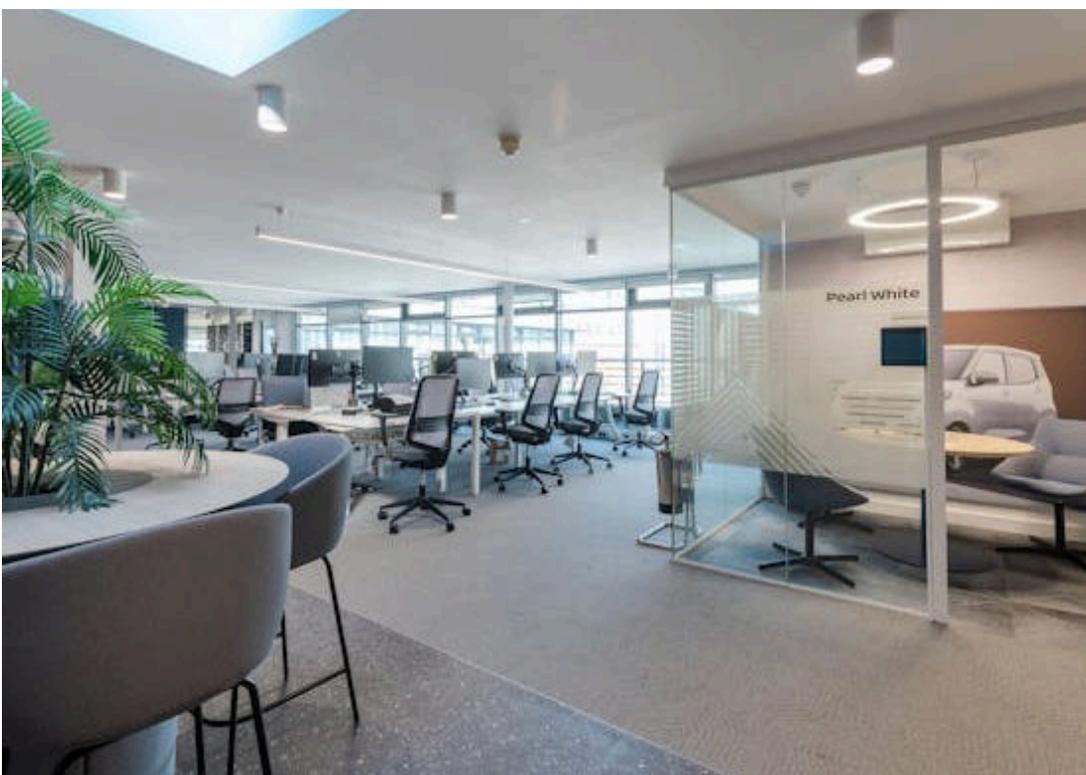
Name	sq ft	sq m	Availability
5th - Entire floor	8,204	762.18	Available
Total	8,204	762.18	

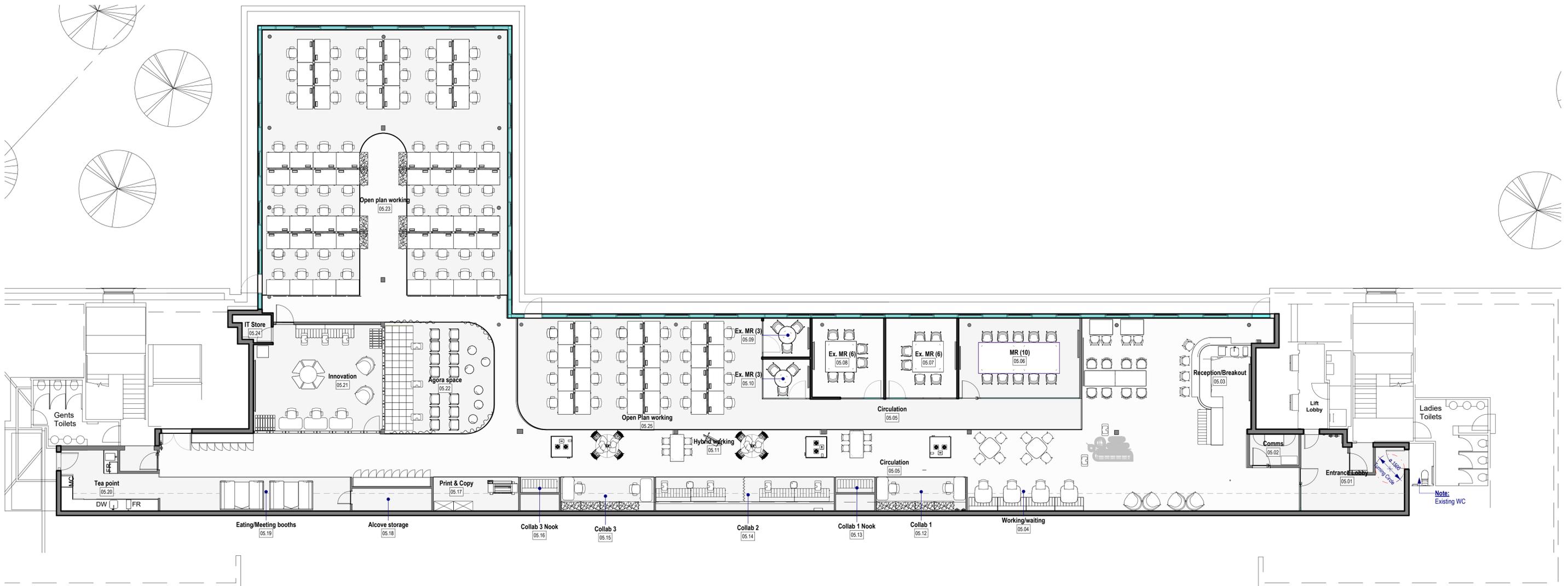
Specifications

- Recently installed fit out available to incoming occupier (fully fitted and furnished)
- 2 parking spaces included within the lease (6 additional licences available by way of a separate arrangement)
- Secure cycle racks and shower facilities (available first come, first served)
- Refurbished WCs
- Manned building reception
- 3 minute walk to Paddington Station

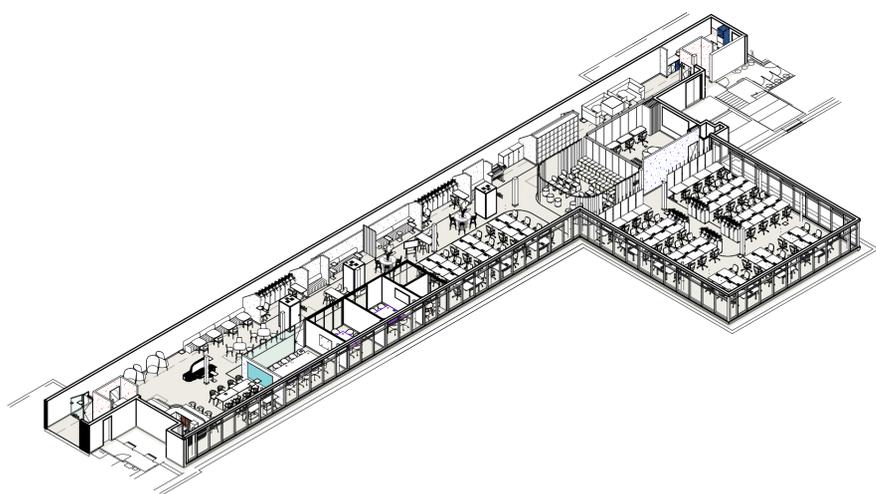
Terms

The 5th floor is available on either a sublease until September 2028 or an assignment (at the passing rent of £52.50 per sq ft) through to December 2035 with a tenant only break option in September 2028.





L5 General Arrangement Plan
SCALE: 1 : 100
View 1



General Arrangement AXO
SCALE:
View 2

L5 Room Schedule		
Number	Name	Area
05.01	Entrance Lobby	16.8 m ²
05.02	Comms	3.9 m ²
05.03	Reception/Breakout	52.2 m ²
05.04	Working/waiting	10.4 m ²
05.05	Circulation	155.2 m ²
05.06	MR (10)	25.8 m ²
05.07	Ex. MR (6)	15 m ²
05.08	Ex. MR (6)	15.1 m ²
05.09	Ex. MR (3)	4.8 m ²
05.10	Ex. MR (3)	4.9 m ²
05.11	Hybrid working	46.1 m ²
05.12	Collab 1	8 m ²
05.13	Collab 1 Nook	1.5 m ²
05.14	Collab 2	11.5 m ²
05.15	Collab 3	8.3 m ²
05.16	Collab 3 Nook	1.5 m ²
05.17	Print & Copy	7.6 m ²
05.18	Alcove storage	4.8 m ²
05.19	Eating/Meeting booths	10.3 m ²
05.20	Tea point	14.9 m ²
05.21	Innovation	34.8 m ²
05.22	Agora space	32.1 m ²
05.23	Open plan working	175.5 m ²
05.24	IT Store	2.2 m ²
05.25	Open Plan working	73.5 m ²

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rev	description	issued by	date
A	LTA Pack issued for approval	K.Turrisi	2023-07-21
B	For Client review & approval	K.Turrisi	2023-07-28
C	Issued for client approval. Inclusive of client comments from the 230802	K.Turrisi	2023-08-03
D	Issued for information & comment	J Hillery	2023-10-12
E	Issued for Construction	J Hillery	2023-10-16
F	Issued for record information	K.Turrisi	2024-03-25

project code
UKNIS

approved by
K.Turrisi & N Blecher
checked by
K.Turrisi
drawing
J Hillery

sheet status
FOR RECORD

PROJECT PHASE
Record

PHASE DATE
2023-02-14

design company
United Kingdom

SCALE-SIZE
1 : 100 @A1

LATEST REV DATE
2024-03-25

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DRAWING TITLE
L5 GENERAL ARRANGEMENT PLAN

SHEET NUMBER
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REV
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